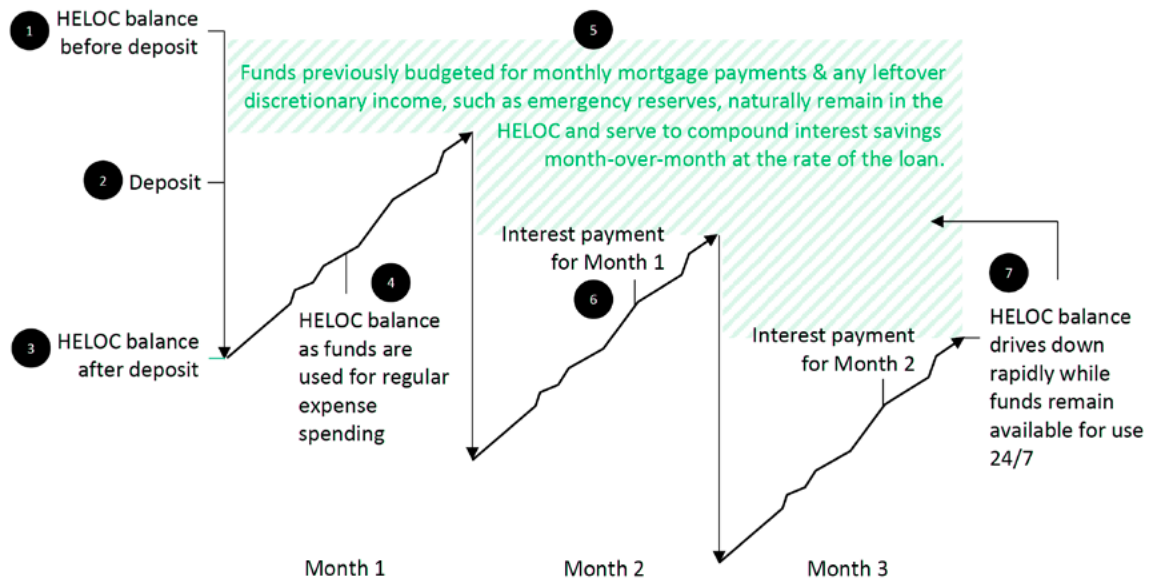


► DESCRIPTION

Introduced to the market by CMG Mortgage, Inc., dba CMG Financial, in June 2005, the All In One Loan™ (AIO) is a 30-year draw, first-lien, home equity line of credit with a linked transactional sweep-checking account. It provides qualified borrowers financing up to \$2 Million and is available for new home purchases as well as mortgage refinances for primary residences, second homes and investment properties. Borrowers are issued ATM VISA POS cards, mobile and on-line bill-pay, ACH and wire transfers, direct payroll-deposit, Pop-Pay, personal check writing and more. The sweep-checking account is FDIC insured as well as guarded from fraudulent activities and provided by one of two bank-servicing partners, **Merchants Bank of Indiana** and **Northpointe Bank**.

Similar to the popular offset-mortgage program offered by banks and lenders throughout Western Europe, Canada, New Zealand and Australia, borrowers engage their mortgage debt through their regular banking activity in an effort to save mortgage interest expense and pay down more aggressively than a traditional amortized mortgage. Deposits are 'swept' from the checking account nightly and applied to loan principal reducing the outstanding balance. Interest recomputes at 12pm EST each calendar day on the outstanding principal balance. Each day's interest is totaled once the month ends at 12pm EST on the last calendar day. This total represents the interest payment which is then drafted from the line of credit automatically on the 21st of the following month.

EXAMPLE

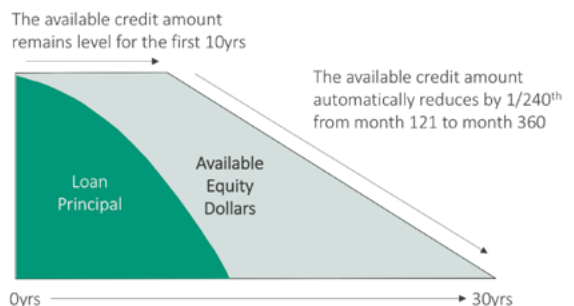


► CREDIT LINE TERMS

The All In One Loan line of credit provides borrowers access to equity dollars for 30 years. The qualifying credit limit remains unchanged for the first 120 months. Beginning month 121 through month 360, the credit limit reduces by 1/240th each month to reach zero availability by the end of the term. There is no balloon payment, amortized repayment schedule or prepayment penalty. The borrower can pay down aggressively, or leverage their income and equity dollars, however they wish, over the loan's term.

EXAMPLE

LINE OF CREDIT STRUCTURE



▶ **INTEREST RATES**

CMG Financial currently leverages the 1-month LIBOR index to define the daily interest rate used to calculate monthly interest costs. Borrowers can select either a monthly adjustable, 3-year fixed or 5-year fixed option. The fully indexed rate equals the 1-month LIBOR index plus a margin of the borrower's choice. Margins options range from 2.500% to 3.750% and can vary based on the rate-term the borrower selects. Please consult a licensed CMG Financial Loan Officer for more details. CMG Financial is currently analyzing alternative rate options to replace the use of the 1-month LIBOR index for currently active and future All In One Loans.

▶ **TESTING BORROWER SUITABILITY**

Every applicant situation is tested for suitability and net tangible financial benefit through the "All In One Loan Interactive Simulator" comparison calculator which can be found at both www.aioloan.com or www.aioloan.net. The Simulator analyzes potential savings compared to a traditional amortized loan with a default setting which drives the fully indexed rate upward in order to stress-test potential benefit. Generally, households that spend 90% of their disposable income or less make good candidates for *All In One Loan* financing.

▶ **QUALIFYING**

The AIO follows FNMA guideline standards for qualifying purposes and is categorized as a non-qualified (Non-QM) mortgage program. It requires a minimum FICO score of 700, a maximum debt-to-income ratio (DTI) of 40% and minimum reserve requirement of 10% of the line of credit amount. A DTI up to 43% is allowed with up to 15% of the line of credit amount in reserves. Consult a licensed Loan Officer for more details.

▶ **REQUIRED BORROWER QUALITY ASSURANCE CALLS**

In an effort to ensure accuracy and understanding, a Quality Assurance call is made to each *All In One Loan* applicant prior to issuing loan documents and funding. This extra step eliminates borrower confusion and unnecessary expense as a result of closing the loan incorrectly. CMG Financial values client satisfaction and financial benefit as well as loan performance, over profit.

▶ **REQUIRED PRODUCT CERTIFICATION**

Every Loan Officer is required to pass the **All In One Loan Certification Course** prior to originating an *All In One Loan*. The course helps enhance product and industry knowledge and helps ensure it is being sold for the intended purpose.

▶ **ONGOING WEEKLY TRAINING EVENTS**

In addition to the required Certification Course for Loan Officers, CMG Financial also provides weekly training webinars to continue to generate greater depth in understanding the program and its many benefits. Weekly webinars are also provided directly to clients and partners, such as CPA's, Financial Advisors and Real Estate Professionals: <https://allinoneloan.com/webinars/aio-learn>.

▶ **HISTORICAL PERFORMANCE**

To date, there have been no reported losses and zero borrower delinquencies or defaults. With the right borrower, the *All In One Loan* reduces institutional risk due to its unique structure as well as the organization's ability to educate mortgage professionals and analyze suitability through the Interactive Simulator. Fiduciaries tend to gravitate towards the loan in an effort to help their clients avoid unnecessary mortgage interest expense and develop financial independence.